

099.0

0005

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,304,600 / 1,304,600

ASSESSED:

1,304,600 / 1,304,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BROWN JEFFREY L	
Owner 2: HAWKER WHITNEY J D	
Owner 3:	

Street 1: 56 HODGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: GK DEVELOPMENT CORP -	
Owner 2: -	

Street 1: 29 N. MAIN ST	
Twn/City: SHERBORN	

St/Prov: MA	Cntry
Postal: 01770	

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3084 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	
D	Topo

s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7249	Sq. Ft.	Site			0	70.	0.88	4									446,229						446,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		7249.000		858,400				446,200		1,304,600					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B+ - Good (+)				CONDOS INFORMATION															
Year Blt: 2009		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G13		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.9 %														
Prim Int Wal 1 - Drywall				Functional:	%														
Sec Int Wall: %				Economic:	%														
Partition: T - Typical				Special:	%														
Prim Floors: 3 - Hardwood				Override:	%														
Sec Floors: %				Total:	0.9 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	130.00														
Bsmnt Gar:				Size Adj.:	0.99046689														
Electric: 3 - Typical				Const Adj.:	0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ:	128.748														
Int vs Ext: S				Other Features:	139081														
Heat Fuel: 2 - Gas				Grade Factor:	1.46														
Heat Type: 1 - Forced H/Air				NBHD Inf:	1.00000000														
# Heat Sys: 1	% AC: 100			NBHD Mod:															
% Heated: 100	Central Vac: NO			LUC Factor:	1.00														
Solar HW: NO	% Sprinkled			Adj Total:	866159														
% Com Wal				Depreciation:	7795														
				Depreciated Total:	858364														
MOBILE HOME				WtAv\$/SQ:	AvRate:		Ind.Val												
Make: Model: Serial # Year: Color:				Juris. Factor:	1.00		Before Depr: 187.97												
SPEC FEATURES/YARD ITEMS				Special Features:	0		Val/Su Net: 171.96												
				Final Total:	858400		Val/Su SzAd 278.34												
				PARCEL ID 099.0-0005-0001.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1	12X16	A	AV	2000	0.00	T	15.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE 			